

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT COURT
EASTERN DIVISION**

In Re:

Case No. 16-**52345**

Debtor(s): **Cecelia Armstead**

Chapter 13

Judge **Preston**

APPRAISAL OF PROPERTY

Respectfully submitted,

/s/ Anne Marie Rouault
Anne Marie Rouault
Real Sharp Realty
2190 James Road
Granville, OH 43023

Comparable Market Analysis

Saturday, May 14, 2016



For

Cecelia Armstead
2201 Margo Rd
Columbus, OH 43229

By



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Comments

United States Bankruptcy Court

Rauser and Associates

Cecelia Armstead
2201 Margo Rd
Columbus, OH 43229

Case - 16-52345

Map of Subject And Comparable Properties



Legend

● Active ● Sold ● Pending ● Withdrawn ● Cancelled ● Expired



Subject: 2201 Margo Rd Columbus OH 43229

1. 2042 MARGO Road , Columbus OH 43229 (215006500, 0.14m)
2. 2153 Margo Road , Columbus OH 43229 (215037722, 0.05m)
3. 2139 Balmoral Road , Columbus OH 43229 (216001822, 0.08m)

Subject Property Description



| | |
|-----------------------------|-------------------------------------|
| Address | 2201 Margo Rd Columbus, OH 43229 |
| Subdiv/Cmplx/Comm | Northland Park Section 7 |
| School District | Columbus CSD |
| Year Built | 1999 |
| Bedrooms | 3 |
| Baths F.H | 2.1 |
| SqFt Tax Record | 1,454 |
| Garage/EnclosdSpaces | 2 |
| Sub-Type | Single Family Freestanding |
| Style | Two Story |
| Acreage | .1286 |
| Taxes (Yrly) | 1,955.54 |
| Tax Year | 2015 |

| | Subject | 215006500 | 215037722 | 216001822 |
|---------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| |  |  |  |  |
| | 2201 Margo Rd Columbus OH 43229 | 2042 MARGO Road Columbus OH | 2153 Margo Road Columbus OH | 2139 Balmoral Road Columbus OH |
| Distance From Subject | | 0.14 | 0.05 | 0.08 |
| List Price | | \$119,900 | \$109,900 | \$114,900 |
| Original List Price | | \$119,900 | \$109,900 | \$114,900 |
| Sold Price | | \$108,000 | \$108,000 | \$113,000 |
| Status | | Sold | Sold | Sold |
| Status Date | | 05/28/2015 | 01/08/2016 | 05/05/2016 |
| Days on Market | | 20 | 20 | 46 |
| Cumulative Days on Market | | 20 | 20 | 46 |
| Adjustment | | | | |
| Subdiv/Cmplx/Comm | Northland Park Section 7 | Northland Park | Northland Park | Northland Park |
| School District | Columbus CSD | COLUMBUS CSD 2503 FRA CO. | COLUMBUS CSD 2503 FRA CO. | COLUMBUS CSD 2503 FRA CO. |
| Year Built | 1999 | 2000 | 1999 | 1966 |
| Bedrooms | 3 | 4 | 3 | 3 |
| Baths F.H | 2.1 | 2.1 | 2.0 | 2.0 |
| SqFt Tax Record | 1,454 | 1,618 | 1,144 | 1,564 |
| Garage/EnclosdSpaces | 2 | 2.00 | 2.00 | 1.00 |
| Sub-Type | Single Family Freestanding | Single Family Freestanding | Single Family Freestanding | Single Family Freestanding |
| Style | Two Story | 2 Story | 1 Story | Split - 3 Level |
| Acreage | .1286 | 0.18 | 0.13 | 0.17 |
| Taxes (Yrly) | 1,955.54 | 1,349 | 2,108 | 2,576 |
| Tax Year | 2015 | 2013 | 2014 | 2014 |
| Adjusted Price | \$112,917 | \$106,000 | \$115,500 | \$117,250 |
| Price Per Bedrooms | 37,639.00 | \$26,500.00 | \$38,500.00 | \$39,083.33 |
| Price Per Baths F.H | 56,458.50 | \$50,476.19 | \$57,750.00 | \$58,625.00 |
| Price Per SqFt Tax Record | 77.66 | \$65.51 | \$100.96 | \$74.97 |

Price Analysis

| Summary of Closed Listings | | | | | | | | |
|----------------------------|---------------------------------|------------|-----|------|------------|------------|-------------------|----------------|
| MLS # | Address | List Price | DOM | CDOM | Sold Date | Sold Price | Total Adjustments | Adjusted Price |
| 215006500 | 2042 MARGO Road, Columbus OH | \$119,900 | 20 | 20 | 05/20/2015 | \$108,000 | \$-2,000 | \$106,000 |
| 215037722 | 2153 Margo Road, Columbus OH | \$109,900 | 20 | 20 | 01/06/2016 | \$108,000 | \$7,500 | \$115,500 |
| 216001822 | 2139 Balmoral Road, Columbus OH | \$114,900 | 46 | 46 | 05/04/2016 | \$113,000 | \$4,250 | \$117,250 |

| Low, Average, Median, and High Comparisons | | |
|--------------------------------------------|-----------|-----------|
| | Closed | Overall |
| Low | \$106,000 | \$106,000 |
| Average | \$112,917 | \$112,917 |
| Median | \$115,500 | \$115,500 |
| High | \$117,250 | \$117,250 |

| Overall Market Analysis (Unadjusted) | | | | | | | | | | | |
|--------------------------------------|---|-----------|-----------------|-----------|-----------------|----------------------|----------------------|------------------------------|------------------------------|----------|-----------|
| Status | # | List Vol. | Avg. List Price | Sold Vol. | Avg. Sold Price | Avg. Sale/List Price | Avg. SqFt Tax Record | Avg. List \$/SqFt Tax Record | Avg. Sold \$/SqFt Tax Record | Avg. Dom | Avg. CDOM |
| Closed | 3 | 344,700 | 114,900 | 329,000 | 109,667 | 0.96 | 1,442 | 81.21 | 77.80 | 29 | 29 |
| Overall | 3 | 344,700 | 114,900 | 329,000 | 109,667 | 0.96 | 1,442 | 81.21 | 77.80 | 29 | 29 |

Selection Criteria for Comparable Properties

Specified listings from the following search:

| Comparison Based on Important Values | | | | | |
|--------------------------------------|------------------------------------|----------------|--------------------|---------------------|---------------------------|
| MLS # | Address | Adjusted Price | Price Per Bedrooms | Price Per Baths F.H | Price Per SqFt Tax Record |
| 215006500 | 2042 MARGO Road " , Columbus OH | \$106,000 | \$26,500.00 | \$50,476.19 | \$65.51 |
| 215037722 | 2153 Margo Road " , Columbus OH | \$115,500 | \$38,500.00 | \$57,750.00 | \$100.96 |
| 216001822 | 2139 Balmoral Road " , Columbus OH | \$117,250 | \$39,083.33 | \$58,625.00 | \$74.97 |
| Average | | \$112,917 | \$34,694.44 | \$55,617.06 | \$80.48 |
| Subject Has Indicated Price | | | 3 | 2.1 | 1,454 |
| | | | \$104,083.33 | \$116,795.83 | \$117,019.15 |
| Average | | | \$112,632.77 | | |

Listing Price Recommendation

**Low**

\$106,000

High

\$117,250

Recommended**\$112,917**